



vhb
40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100

Legend

- ① DRAIN MANHOLE
- ⊞ CATCH BASIN
- Ⓢ SEWER MANHOLE
- ⓔ ELECTRIC MANHOLE
- Ⓣ TELEPHONE MANHOLE
- MANHOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ BOLLARD w/LIGHT
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- W — UNDERGROUND WATER
- ~~~~~ TREE LINE

General Notes

1. THE OWNER OF RECORD AT THE TIME OF THE SURVEY IS:
DOUGLAS AND KATHERINE BOYDEN
BOOK 615, PAGE 82
BOOK 615, PAGE 97
BOOK 751, PAGE 307
BOOK 967, PAGE 473
BOOK 1270, PAGE 200
2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEEDS AND PLANS OF RECORD AND EVIDENCE FOUND IN THE FIELD.
3. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY VHB IN AUGUST 2018.
4. EASEMENTS AND ENCUMBRANCES SHOWN ARE LIMITED TO THOSE LISTED IN THE ATTORNEY'S REPORT AND OPINION OF TITLE ISSUED BY STARK LAW, PLLC DATED JULY 25, 2017. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FIELD OBSERVATIONS ONLY, NO SUBSURFACE INVESTIGATIONS WERE PERFORMED. THE LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. NOT ALL UNDERGROUND UTILITIES MAY BE SHOWN.
5. HORIZONTAL DATUM IS REFERENCED TO THE VERMONT STATE PLAN GRID N.A.D. 1983 (2011) AND IS BASED ON GPS OBSERVATIONS UTILIZING VT CORS. DISTANCES SHOWN ARE GROUND DISTANCES.
6. THE PURPOSE OF THIS PLAT IS TO MERGE PARCELS 040-4-002-000, 040-4-003-000, 040-4-006-000, AND 040-4-008-000, ALL CURRENTLY OWNED BY DOUGLAS AND KATHERINE BOYDEN.
7. THE RIGHT OF WAY LIMITS FOR RIVERSIDE AVENUE ARE BASED ON PHYSICAL EVIDENCE FOUND AND CITY OF BURLINGTON HIGHWAY BOOK 1, PAGE 58. RIVERSIDE AVENUE IS A PUBLIC HIGHWAY AND VARIES BETWEEN 66'-WIDE AND 165'-WIDE.
8. THE RIGHT OF WAY LIMITS FOR HILLSIDE TERRACE ARE BASED ON PHYSICAL EVIDENCE FOUND, BOOK 297, PAGE 509, AND SLIDE 132. HILLSIDE TERRACE IS A PUBLIC TOWN HIGHWAY AND IS 50'-WIDE.
9. ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE CITY OF BURLINGTON COMPREHENSIVE DEVELOPMENT ORDINANCE AS AMENDED THROUGH JANUARY 12, 2018. THE SURVEYED PREMISES ARE PART OF THE NEIGHBORHOOD ACTIVITY CENTER AND THE DESIGN REVIEW OVERLAY DISTRICTS.
10. THE SURVEYED PARCELS ARE SUBJECT TO A 10'-WIDE EASEMENT GRANTED TO VERMONT GAS SYSTEMS IN BOOK 515, PAGE 387 AND BOOK 1370, PAGE 199.

Certification

THIS SURVEY IS BASED ON PHYSICAL EVIDENCE MEASURED IN THE FIELD AND WRITTEN EVIDENCE ABSTRACTED FROM PUBLIC AND PRIVATE LAND RECORDS. THIS SURVEY IS CONSISTENT WITH THAT EVIDENCE AND WAS PREPARED IN ACCORDANCE TO THE LATEST ADOPTED VERSION OF 26 V.S.A. SECTION 2596(a) AND 27 V.S.A. SECTION 1403.

Map References

- ALL PLANS BELOW ARE RECORDED AT THE CITY OF BURLINGTON LAND RECORDS.
- 1) A SURVEY PLAT ENTITLED "BOUNDARY SURVEY PLAT, PROPERTY OF DOUGLAS G. AND KATHERINE T. BOYDEN, 362-366-370-374 RIVERSIDE AVENUE, BURLINGTON, VERMONT," PREPARED BY STUART J. MORROW, DATED FEBRUARY 2019 AND RECORDED IN MAP SLIDE 554D.
 - 2) A SURVEY PLAT ENTITLED "ROADWAY AND PARK, CITY OF BURLINGTON, FROM BURLINGTON HOUSING AUTHORITY, RIVERSIDE AVENUE," PREPARED BY KREBS & LANSING CONSULTING ENGINEERS, INC., LAST REVISED OCTOBER 1, 1982 AND RECORDED IN MAP SLIDE 132.
 - 3) A SURVEY PLAT ENTITLED "PROPERTY SURVEY OF THE MOSES PERELMAN ESTATE, BURLINGTON, VT," PREPARED BY HARVELL & TARTE, SURVEYORS, DATED DECEMBER 1965, AND RECORDED IN SLIDE 147.
 - 4) A SURVEY PLAT ENTITLED "PLAN OF VERMONT PARK, JOSEPH ROSENBERG, OWNER, RIVERSIDE AVENUE, BURLINGTON, VT," PREPARED BY HOAG, STONE & ASSOCIATES, LAST REVISED APRIL 24, 1946 AND RECORDED IN SLIDE 454.

CITY OF BURLINGTON ADMINISTRATIVE OFFICER / ASSISTANT ADMINISTRATIVE OFFICER

DATE _____ ZONING PERMIT # _____

November 13, 2020

Ryan R. Cloutier

DATE _____ RYAN R. CLOUTIER, VERMONT LICENSED SURVEYOR #744

Blackrock Riverside Avenue Senior Apartments

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appd.

Designed by **RRC** Checked by **RRC**

Issued for _____ Date **November 13, 2020**

Drawing Title
**Lot Line Adjustment Plat
Owner of Record
Douglas and
Katherine Boyden**

Drawing Number
Sv-1

Sheet **1** of **1**

Project Number
58036.00